

**Certificate of Notice Page 1 of 3**  
**United States Bankruptcy Court**  
**Eastern District of Pennsylvania**

In re:  
 Andrew J. Hoertz  
 Debtor

Case No. 17-18026-elf  
 Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0313-2

User: Antoinett  
 Form ID: pdf900

Page 1 of 1  
 Total Noticed: 2

Date Rcvd: Sep 11, 2018

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Sep 13, 2018.

db +Andrew J. Hoertz, 3250 Manor Road, Coatesville, PA 19320-1218  
 +KML Law Group, P.C., Suite 5000, BNY Mellon Independence Center, 701 Market Street,  
 Philadelphia, PA 19106-1541

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
 NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
 USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Sep 13, 2018

Signature: /s/Joseph Speetjens

**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on September 11, 2018 at the address(es) listed below:

JEROME B. BLANK on behalf of Creditor Wells Fargo Bank, National Association, As Indenture et al paeb@fedphe.com  
 REBECCA ANN SOLARZ on behalf of Creditor Ditech Financial LLC bkgroup@kmllawgroup.com  
 STANLEY E. LUONGO, JR. on behalf of Debtor Andrew J. Hoertz stan.luongo@luongobellwoar.com, nicole.werner@luongobellwoar.com  
 THOMAS YOUNG.HAE SONG on behalf of Creditor Wells Fargo Bank, National Association, As Indenture et al paeb@fedphe.com  
 United States Trustee USTPRegion03.PH.ECF@usdoj.gov  
 WILLIAM C. MILLER, Esq. ecfemails@phl3trustee.com, philaecf@gmail.com

TOTAL: 6

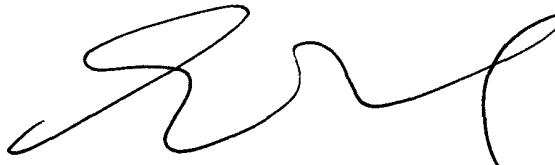
**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA (Philadelphia)**

IN RE: Andrew J. Hoertz	Debtor(s)	CHAPTER 13
Ditech Financial LLC	Movant	
vs.		
Andrew J. Hoertz	Debtor(s)	NO. 17-18026-elf
William C. Miller Esq.	Trustee	11 U.S.C. Sections 362

**ORDER**

AND NOW, this 11th day of September , 2018 at Philadelphia, upon failure of Debtor(s) and the Trustee to file and Answer or otherwise plead, it is:

**ORDERED THAT:** the Motion for Relief from the Automatic Stay of all proceedings is **GRANTED** and the Automatic Stay of all proceeding, as provided 11 U.S.C. Section 362, is **MODIFIED** with respect to the subject premises located at 3250 Manor Rd, Coatesville, PA 19320 ("Property), so as to allow Movant, its successors or assignees, to proceed with its rights and remedies under the terms of the subject Mortgage and pursue its in rem State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.



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**ERIC L. FRANK  
U.S. BANKRUPTCY JUDGE**

Andrew J. Hoertz  
3250 Manor Road  
Coatesville, PA 19320

Stanley E. Luongo Jr.  
Luongo Bellwoar LLP  
213-215 West Miner Street  
West Chester, PA 19382

William C. Miller, Esq.  
Chapter 13 Trustee  
P.O. Box 1229  
Philadelphia, PA 19105

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Suite 5000 – BNY Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532